

Directorate of Town & Country Planning, Haryana

Plot no. 3, Nagar Yojana Bhawan, Sector-18A, Madhya Marg, Chandigarh Phone:0172-2549349 e-mail:tcpbharyana7@gmail.com; <http://tcpbharyana.gov.in>

**LC-III
(See Rule 10)**

To

Ajit Singh-Satya Narayan-Karan Singh Ss/o Ganga Jeewan,
Sagar-Vivek Ss/o Tej Singh, Sher Singh S/o Chandgi Ram,
Surender-Chetinder-Brijender-Harinder Ss/o Sher Singh
Sushma Wd/o Sushant-Sumit Ss/o Ravinder,
In collaboration with Summit Terracraft Pvt. Ltd.
G-3, Aditya Commercial Complex,
Plot No. 7, Preet Vihar, Delhi-110092.

Memo No. LC-4785/ Assst.(MS)/2022/ **31817**

Dated: **19-10-2022**

Subject: Letter of Intent for grant of license for setting up of Group Housing Colony (under Left Over Pocket policy) over an area measuring 2.44687 acre in Sector-15-II, Gurugram.

Please refer your license application dated 30.03.2022 on the matter as subject cited above.

2. Your request for grant of license under section 3 of Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976 framed there under for setting up of Group Housing Colony (under Left Over Pocket policy) over an area measuring 2.44687 acre in the revenue estate of village Gurugram, Sector-15-II, Gurugram has been considered and it is proposed to grant aforesaid license. You are, therefore, called upon to fulfill the following requirements/pre-requisites laid down in Rule, 11 of the Haryana Development and Regulation of Urban Areas Rules, 1976 within a period of 60 days from the date of issuance of this notice, failing which the grant of license shall be refused.

3. To furnish bank guarantees on account of Internal Development Works and External Development Works for the amount calculated as under:-

EXTERNAL DEVELOPMENT CHARGES:

Area	Rate per acre	Amount	25% bank guarantee required
(in acres)	(in Lac)	(in Lac)	(in Lac)
GH component	2.435	416.385*	1013.8975
Commercial	0.01187	486.130	5.77
Total		1019.6675	

INTERNAL DEVELOPMENT WORKS:

Area	Rate per acre	Amount	25% bank guarantee required
(in acres)	(in Lac)	(in Lac)	(in Lac)
GH component	2.435	50**	121.75
Commercial	0.01187	50**	0.5935
Total		122.3435	30.59

*It is made clear that rate of EDC have been calculated on the basis of EDC Indexation Mechanism Policy dated 11.02.2016, which stands approved by cabinet. If there will be any change and delay in the amendment in the Act/Rules w.r.t. the said rates, then differential amount from the original calculation will be required to be deposited as per demand.

Director General

Town & Country Planning
~~Haryana~~ Haryana, Chandigarh

**The bank guarantee of Internal Development Works has been worked out on the interim rates and you will have to submit the additional bank guarantee, if any required at the time of approval of Service Plan/Estimate. With an increase in the cost

of construction and increase in the number of facilities in Layout Plan, you would be required to furnish an additional bank guarantee within 30 days on demand.

4. To deposit an amount of **Rs. 76,07,685/-** on account of balance license fee and **Rs. 16,27,619/-** on account of conversion charges through in favour of Director General, Town & Country Planning, Haryana through online mode.

5. To execute two agreements i.e. LC-IV and Bilateral Agreement on non-judicial stamp paper of Rs. 10/-. Two copies of specimen of the said agreements are enclosed herewith for necessary action.

i. That, the owner/developer shall integrate its bank account in which 70% allottee receipts are credited under Section-4(2)(i)(D) of the Real Estate Regulation and Development Act, 2016 with the on-line application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipts from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the State treasury.

ii. That such 10% of the total receipts from each payment made by an allottee, which is received by the Department shall get automatically credited, on the date of receipt in Government treasury against EDC dues.

iii. Such 10% deduction shall continue to operate till the total EDC dues get recovered from the owner/developer.

iv. The implementation of such mechanism shall, however, have no bearing on the EDC installment schedule conveyed to the owner/developer. The owner/developer shall continue to supplement such automatic EDC deductions with payments from its own funds to ensure that the EDC installments that are due for payment get paid as per prescribed schedule.

5. Applicant shall furnish the following undertaking on non-judicial stamp paper of Rs. 10/- to the following effect:-

a. That you shall deposit an amount of Rs. 1,08,62,367/- on account of Infrastructural Development Charges @ Rs. 625/- per sqm for GH component and Rs. 1000/- per sqm for commercial component in two equal instalments; first within 60 days from issuance of license and second within six months through online portal of Department of Town & Country Planning, Haryana. Any default in this regard will attract interest @ 18% per annum for the delayed period.

b. That area coming under the sector roads and restricted belt / green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Govt.

c. That you shall maintain and upkeep of all roads, open spaces, public park and public health services for a period of five years from the date of issue of the completion certificate unless earlier relieved of this responsibility and thereupon to transfer all such roads, open spaces, public parks and public health services free of cost to the Govt. or the local authority, as the case may be, in accordance with the provisions of Section 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

d. That you shall construct portion of service road, internal circulation roads, forming the part of site area at your own cost and shall transfer the land falling within alignment of same free of cost to the Govt. u/s 3(3)(a)(iii) of the Haryana Development and Regulation of Urban Areas Act, 1975.

e. That you have not submitted any other application for grant of license for development of the said land or part thereof for any purpose under the

provisions of the Haryana Development and Regulation of Urban Areas Act, 1975 or any application seeking permission for change of land use under the provision of the Punjab Scheduled Roads and Controlled Area Restrictions of Unregulated Development Act, 1963.

- f. That you shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the DGTCP Haryana.

- g. That you shall integrate the services with HSVP and GMDA services as and when made available.

- h. That you have understood that the development/construction cost of 24 m/18 m major internal roads is not included in the EDC rates and you shall pay the proportionate cost for acquisition of land, if any, alongwith the construction cost of 24 m/18 m wide major internal roads as and when finalized and demanded by the Department.

- i. That you shall make arrangements for water supply, sewerage, drainage etc. to the satisfaction of DGTCP till these services are made available from External Infrastructure to be laid by HSVP/GMDA.

- j. That the rain water harvesting system shall be provided as per Central Ground Water Authority Norms/Haryana Govt. notification as applicable.

- k. That you shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.

- l. That you shall use only LED fitting for internal lighting as well as campus lighting.

- m. That you shall obtain the requisite permission from Power Department regarding installation of electrical infrastructure as prescribed in order circulated vide DGTCP dated 30.10.2019.

- n. That you shall submit compliance of Rule 24, 26, 27 & 28 of Rules 1976 & Section 5 of Haryana Development and Regulation of Urban Areas Act, 1975, and shall inform account number and full particulars of the scheduled bank wherein you have to deposit thirty percentum of the amount from the floor/space holders for meeting the cost of Internal Development Works in the colony.

- o. That you shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

- p. That you shall not give any advertisement for sale of commercial area before the approval of layout plan/building plans of the same.

- q. That you shall pay the labour cess as per policy instructions issued by Haryana Government vide Memo No. Misc. 2057-5/25/2008/27TCP dated 25.02.2010.

- r. That you shall keep pace of construction atleast in accordance with sale agreement executed with the buyers of the flats as and when scheme is launched.

- s. That you shall submit the additional bank guarantee, if any required at the time of approval of Service Plans/Estimate. With an increase in the cost of construction and increase in the number of facilities in the layout plan, you

would be required to furnish an additional bank guarantee within 30 days on demand. It is made clear that bank guarantee of Internal Development Works/EDC has been worked out on the interim rates.

- t. That you shall specify the detail of calculations per Sqm/per sq ft, which is being demanded from the flat/shop owners on account of IDC/EDC, if being charged separately as per rates fixed by Govt.
- u. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- v. That no pre-launch/sale of commercial site will be undertaken before approval of the building plans.
- w. That you shall submit NOC from the Ministry of Environment & Forest, Govt. of India with respect to their notification dated 14.09.2006 and clearance regarding PLPA, 1900 from competent authority before executing development works.
- x. That you will abide by with the Act/Rules and the policies notified by the Department for development of commercial colonies and other instructions issued by the Director under section 9A of the, Haryana Development and Regulations of Urban Areas Act, 1975.
- y. That you shall execute the development works as per Environmental Clearance and comply with the provisions of Environment Protection Act, 1986, Air (Prevention and Control of Pollution of Act, 1981) and Water (Prevention and Control of Pollution of 1974). In case of any violation of the provisions of said statutes, you shall be liable for penal action by Haryana State Pollution Control Board or any other Authority Administering the said Acts.
- z. That you shall maintain the ROW of 66 KV/ 11 KV HT lines passing through the site.
- 6. That you shall submit certificate from the Deputy Commissioner, Gurugram/District Revenue Authority stating that there is no further sale of the land applied for licence till date and applicant companies/individual are owners of the land.
- 7. That you shall complete the demarcation at site within 7 days and will submit the Demarcation Plan in the office of District Town Planner, Gurugram within 15 days of issuance of this memo.
- 8. That you shall enhance the paid up capital of the company upto Rs.3 Cr. and submit relevant documents in this regard.
- 9. That you shall submit the addendum collaboration agreement omitting clause 5 before grant of licence.
- 10. That you shall submit the board resolution of Sapphire Landcraft Pvt. Ltd. in favour of authorized signatory, who signed the consent letter in respect of technical support.

Note:-That you will intimate your official "email ID" to the Department and correspondence done by Department on this ID shall be treated as official intimation & legally valid.

DA/schedule of land.

(T.L. Satyaprakash, IAS)
Director General,
Town & Country Planning
Haryana Chandigarh

28/09/2024

A copy is forwarded to the following for information and necessary action:-

1. Chief Administrator, HSVP, Panchkula with the request to get amend the layout plan of Sector -15 Part-II, Gurugram in accordance with the orders dated 27.01.2011 passed by Hon'ble Punjab & Haryana High Court in CWP No. 5872 of 1983.
2. Deputy Commissioner, Gurugram.
3. Senior Town Planner, Gurugram.
4. District Town Planner (P), Gurugram
5. PM (IT Cell) update the status on departmental website.



(Rajesh Kaushik)
District Town Planner (HQ)
For: Director General, Town & Country Planning
Haryana, Chandigarh

To be read with LOI memo no.....31817.....Dated.....19/4.....of 2022

Ajit Singh-Satya Narayan-Karan Singh Ss/o Ganga Jeewan 3/8 share

Sagar-Vivek Ss/o Tej Singh 1/8 share

Sher Singh S/o Chandgi Ram 3/7 share

Surender-Chetinder-Brijender-Harinder Ss/o Sher Singh 2/35 share

Sushma Wd/o -Sushant-Sumit Ss/o Ravinder 1/70 share

Village	Khasra no.	Area (B-B-B)
Gurugram	13421/7140/1765/2	1-7-6
	1769	2-11-0
	Grand Total	3-18-6
Or 2.44687 Acres		


Director,
Town & Country Planning
Haryana
Faridkot